

ORDINANCE NO. 2015-11

AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF WYLIE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTY, ZONING CASE NUMBER 2014-13, FROM AGRICULTURAL (A/30) TO PLANNED DEVELOPMENT SINGLE FAMILY DETACHED DISTRICT (PD-SF) TO ACCOMMODATE A SINGLE FAMILY RESIDENTIAL SUBDIVISION; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Wylie, Texas, in compliance with the laws of the State of Texas with reference to the amendment of the Comprehensive Zoning Ordinance, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to owners of the affected property, the governing body of the City is of the opinion and finds that the Comprehensive Zoning Ordinance and Map should be amended;

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS:

SECTION 1: That the Comprehensive Zoning Ordinance of the City of Wylie, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Wylie, to give the hereinafter described property a new zoning classification of Planned Development Single Family (PD2015-XX-SF), said property being described in Exhibit "A" (Legal Description), Exhibit "B" (PD Conditions), Exhibit "C" (Concept Plan), and Exhibit "P" (Park/Open Space Plan) attached hereto and made a part hereof for all purposes.

SECTION 2: That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3: That the above described property shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this zoning classification.

SECTION 4: Any person, firm or corporation violating any of the provisions of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, commits an unlawful act and shall be subject to the general penalty provisions of Section 1.5 of the Zoning Ordinance, as the same now exists or is hereafter amended.

Ordinance 2015-11

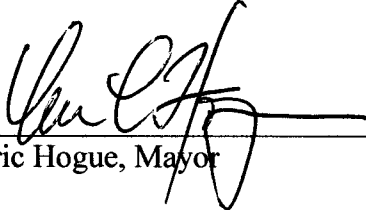
Property, zoning case number 2014-13, from agricultural (a/30) to
Planned Development Single Family detached district (PD-SF)

SECTION 5: Should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 6: This ordinance shall be in full force and effect from and after its adoption by the City Council and publication of its caption as the law and the City Charter provide in such cases.

SECTION 7: The repeal of any ordinance, or parts thereof, by the enactment of this Ordinance, shall not be construed as abandoning any action now pending under or by virtue of such ordinance; nor shall it have the effect of discontinuing, abating, modifying or altering any penalty accruing or to accrue, nor as effecting any rights of the municipality under any section or provisions of any ordinances at the time of passage of this ordinance.

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, this 24th day of February, 2015.


Eric Hogue, Mayor

ATTEST:


Carole Ehrlich, City Secretary

DATE OF PUBLICATION: March 4th, 2015, in the Wylie News



EXHIBIT "A"

LEGAL DESCRIPTION

Being a 38.121 acre tract of land situated in the E. C. Davidson Survey, Abstract No. 267, in the City of Wylie, Collin County, Texas, and being the remainder of a tract of land conveyed to Charlotte A. Stoeckle as evidenced in Affidavit of Facts Concerning The Identity of Heirs recorded in Instrument 20120720000881090, Official Public Records Collin County, Texas (OPRCCT), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the northeast corner of said Stoeckle tract and being in the southeast corner of a tract of land known as Westwind Meadows an addition to the City of Wylie according to the plat recorded in Cabinet B, Page 205, Plat Records, Collin County, Texas, and being in the west right-of-way of Ballard Street (Old Highway No. 78 a variable width right-of-way) and the beginning of a non-tangent curve to the right having a central angle of 04 degrees 49 minutes 31 seconds, a radius of 5729.29 feet and a long chord that bears South 02 degrees 53 minutes 48 seconds West a distance of 482.37 feet;

THENCE along said west right-of-way of said Ballard Street and along the east line of said Stoeckle tract the following course and distance:

Along said curve to the right an arc distance of 482.52 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner, and the beginning of a reverse curve to the left having a central angle of 04 degrees 49 minutes 37 seconds, a radius of 2729.58 feet and a long chord that bears South 02 degrees 53 minutes 45 seconds West a distance of 229.88 feet;

Along said curve to the left an arc distance of 229.95 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

South 00 degrees 28 minutes 57 seconds West, a distance of 132.20 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner and the beginning of a curve to the left having a central angle of 03 degrees 48 minutes 06 seconds, a radius of 5830.00 feet and a long chord that bears South 01 degrees 25 minutes 06 seconds East a distance of 386.76 feet;

Along said curve to the left an arc distance of 386.83 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner, and the beginning of a non-tangent curve to the left having a central angle of 01 degrees 13 minutes 16 seconds, a radius of 5830.00 feet and a long chord that bears South 03 degrees 15 minutes 56 seconds East a distance of 124.25 feet;

Along said curve to the left an arc distance of 124.25 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner, and the beginning of a reverse curve to the right having a central angle of 01 degrees 51 minutes 51 seconds, a radius of 2000.00 feet and a long chord that bears South 02 degrees 56 minutes 38 seconds East a distance of 65.07 feet;

Along said curve to the right an arc distance of 65.07 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

THENCE South 45 degrees 00 minutes 05 seconds West, departing said common line a distance of 23.57 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner and being in the north line of Alanis Drive (60' ROW) ;

THENCE South 89 degrees 34 minutes 55 seconds West, along the common north line of said Alanis Drive and the south line of said Stoeckle tract a distance of 983.31 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

THENCE South 89 degrees 42 minutes 33 seconds West, continuing along said common line a distance of 148.17 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southwest corner of said Stoeckle tract the same being the southeast corner of a tract of land described in deed to Danny P. Sellers and Marion G. Small recorded in County Clerk's File No. 96-0104910, Official Public Records, Collin County, Texas, and being in the north line of said Alanis Drive;

THENCE North 00 degrees 44 minutes 11 seconds West, departing said Alanis Drive and along the common west line of said Stoeckle tract and the east line of said Sellers and Small tract, the east line of a tract of land described in deeds to Milford Founders, LTD, recorded in Document No. 2003-0228819, Official Public Records, Collin County, Texas, (50% ownership) and Freshe PM, LLC recorded in Instrument No. 20140714000722710, Official Public Records Collin County, Texas, (50% ownership) and the east line of a tract of land known as Westwind Meadows No. 3, an addition to the City of Wylie according to the plat recorded in Cabinet F, Page 643 Plat Records, Collin County, Texas, a distance of 1442.83 feet to an "X" cut in concrete set for corner;

THENCE North 89 degrees 56 minutes 45 seconds East, along the common south line of aforementioned Westwind Meadows and north line of said Stoeckle tract a distance of 1183.80 feet to the POINT OF BEGINNING and containing 38.121 acres or 1,660,548 square feet of land more or less.

EXHIBIT "B"
CONDITIONS FOR PLANNED DEVELOPMENT
ZONING CASE No. 2014-13

I. GENERAL CONDITIONS:

1. This planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein.
2. All regulations of the Single Family 10/24 set forth in Article 3, Section 3.2 of the Comprehensive Zoning Ordinance (adopted as of May 2011) are hereby replaced with the following:

| Figure 3-4 - Planned Development – Single Family (PD – SF) | |
|---|-----------------------------------|
| Lot Size (<i>Minimum</i>) | |
| Lot Area (sq. ft.) | 7,200 |
| Lot Width (feet) | 60 |
| Lot width of corner Lots (feet) | 65 |
| Lot Depth (feet) | 100 |
| Lot Depth of Double Front Lots (feet) | 110 |
| Dwelling Regulations (Minimum Square Footage A/C space) | |
| 25% of the lots | 1,800 |
| 35% of the lots | 2,000 |
| 40% of the lots | 2,200 |
| Lots backing to Alanis Drive | 2,600 |
| Design Standards Level of Achievement | See Section III Design Conditions |
| Yard Requirements – Main Structures | |
| Front Yard (feet) | 20 |
| Side Yard (feet) | 5 |
| Side Yard of Corner Lots (feet) | 10 |
| Side Yard of Corner Lots (feet) on key lots | 20 |
| Rear Yard (feet) | 15 |
| Rear Yard Double Front Lots (feet) | 20 |
| Lot Coverage | 50% |
| Height of Structures | |
| Main Structure (feet) | 40 |
| Accessory Structure (feet) | 14 |
| | |

II. SPECIAL CONDITIONS:

1. Maximum number of residential lots not to exceed 145 lots.
2. Key lots are defined as a corner lot which is backing up to an abutting side yard.
3. Three-tab roofing shall not be permitted.
4. No alleys shall be required within the Planned Development.
5. Lots which back onto park land shall provide a decorative iron fence of uniform design to be installed by the homebuilder, as approved by the Planning Department.
6. The Development Plan attached as Exhibit "C" shall serve as the Preliminary Plat.
7. Lots along the western property line that backup to dwellings on Westwind Way from north of Windcrest Drive and continuing around to those lots that backup to Stoneybrook Drive and lots along east property line as depicted in Exhibit "C" shall be a minimum of 7,200 s.f. lots. All others lots shall be minimum 8,500 s.f.
8. All lots that back up to Alanis Drive shall be a minimum dwelling size of 2,600 s.f.
9. Existing trees greater than 6 inch caliper within the flood plain shall be protected in accordance with City's Tree Preservation Plan.
10. Open space, drainage & floodway easement, and public hike & bike trail shall be dedicated to the City of Wylie in accordance with City's Subdivision Regulations.
11. The Stone Family House will be moved to a Park on the property.
12. The allowed uses for the Stone House shall be categorized as Accessory Community Center and defined as being an integral part of a residential project that is used as a place of public meeting, recreation, or social activity, regardless of ownership.
13. **Maintenance of the Park Area**

Maintenance of the park area will be the responsibility of the homeowners' association (HOA).

 - A. HOA maintenance and responsibilities of amenities include:
 - a. Clean up and litter removal.
 - b. Landscaping installation, care, and maintenance.
 - c. Trimming, clearing, and removal of unwanted vegetation as determined by the City Park Division.
 - d. Maintain irrigation system, pay for the water used in the system and test all backflow devices annually as per City requirements.
 - e. Maintain benches, tables, concrete trail, and any other installed improvements, per Exhibit "P". Coordinate with the City Park Department prior to the replacement or removal of any improvement for consistency with City Park standards.
 - B. City responsibilities of amenities include:
 - a. Perform playground safety inspections by qualified personnel.

C. Wylie Historical Society responsibilities include:

- a. Maintain the Stone Family House.
- b. Take ownership of the Stone Family House
- c. Responsible for the security of the Stone family House.
- d. Pay for the electricity used at the Stone Family House.

14. All Park Amenities as described in **Exhibit "P"** and as approved by the City Parks Department, shall be installed prior to the issuance of a Certificate of Occupancy.

IV. DESIGN CONDITIONS:

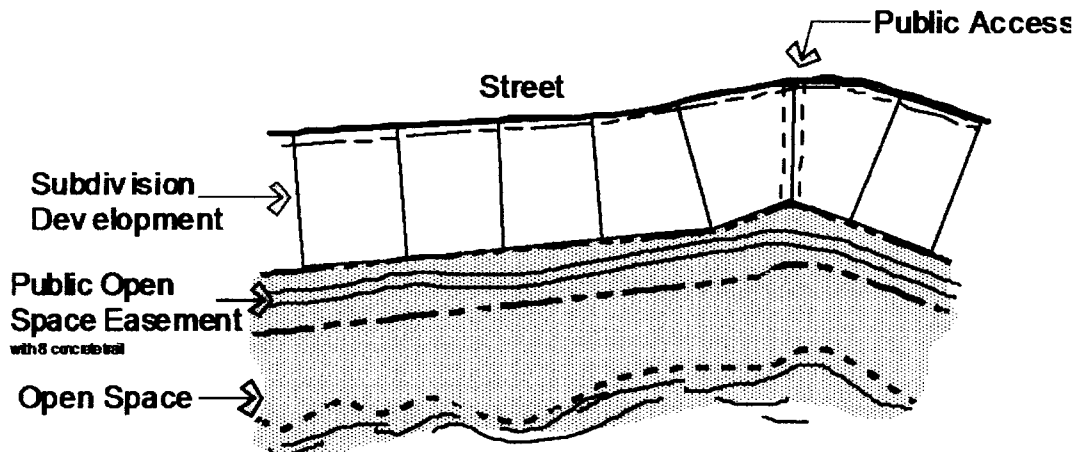
A. Land Design Standards – New Residential Requirements

Desired Land Design requirements are achieved by projects in accordance with Exhibit "P" and the following criteria:

1. Provision of Public Pathways - Public Open Space

a. Base Standard

- (1) Trail shall be constructed to the City's standards. Open space parkland shall be in accordance with **Exhibit "P"** as adopted by this ordinance.
 - (a) 8' Hike & Bike Trail, with 6' in front of dwellings, achieving link in city trail system.
 - (b) Open Space Improvements, including 1 Tot Lot, 2 park benches, 2 picnic tables, 1 trash can, move the Stone Family House to the park with a new front and back porch, a total 10 car parking lot with 2 handicap spaces
 - (c) Distinctive striping and buttons or similar approved by city engineer shall be installed at trail crossings.
- (2) The public pathway system easement(s) shall be connected along existing or planned utility rights-of-way and/or public property lines to any existing or planned public trail system on abutting land. Locate the public open space easement to provide for future connections to be made by others across intervening property to any existing or planned public trail system on land that does not abut the development.



b. Desirable Design Attributes

Single-loaded Street along open space and access per **Exhibit "P"**.

2. Provision of Public Pathway – Perimeter Walkways and Landscape

a. Base Standard

- (1) Per **Exhibit "P"** and coordinate improvements with the City of Wylie.
- (2) Landscaping and Tree Preservation shall be in accordance with **Exhibit "C"**.

The following trees and shrubs are recommended for landscaping and screening purposes and shall be of a species common or adaptable to this area of Texas:

1. Large Trees:

| | |
|--------------------|-----------|
| Pecan | Red Oak |
| Burr Oak | Water Oak |
| Southern Magnolias | Live Oak |
| Bald Cypress | |
2. Small Trees:

| | |
|----------------|---------------------|
| Yaupon Hollies | Crape Myrtle |
| Wax Myrtle | Cherry Laurel |
| Red Bud | Japanese Black Pine |
| Cedar Elm | |
3. Evergreen Shrubs:

| | |
|--------------------|--------------------|
| Red Tip Photinia | Burford Holly |
| Nellie R. Stevens | Chinese Holly |
| Yaupon Holly | Clearra |
| Nandinnia | Dwarf Crape Myrtle |
| Japanese Ligustrum | Waxleaf Ligustrum |
| Abelia | Junipers |
| Barberry | Asian Jasmine |
| Honeysuckle | English Ivy |
| Boston Ivy | Liriope |
| Monkey Grass | Virginia Creeper |
| Vinca | Mondon Grass |
| Ophia Pogon | Elaeagnus |
| Purple Sage | Pistachio |

The following trees are discouraged for landscaping and screening purposes:

| | |
|--------------|---------------|
| Silver Maple | Hackberry |
| Green Ash | Arizona Ash |
| Mulberry | Cottonwood |
| Mimosa | Syberian Elm |
| American Elm | Willow |
| Sycamore | Bradford Pear |

b. Desirable Design Attributes

None

3. Lighting and Furnishings Along Open Space, Easements and Trails

a. Base Standard

- (1) Benches with backs installed per **Exhibit “P”**
- (2) Provide distinctive striping and buttons or similar cross-walks approved by city engineer at street connectors.
- (3) 8’ wide distinctive striping and buttons or similar approved by city engineer at main entry; 6 ft wide at interior street connectors per **Exhibit “P”**

b. Desirable Design Attributes

- (1) 2 Benches, 2 Picnic Tables, 1 Trash Can and 1 Tot Lot, per **Exhibit “P”**, to be coordinated with Parks Department.
- (2) 8’ wide distinctive striping and buttons or similar approved by city engineer crossing at main entry;
- (3) Moving Stone Family House with a 10 car parking lot.

B. Street and Sidewalk Standards – New Residential Requirements

Desired street and sidewalk requirements are achieved in accordance with the following criteria:

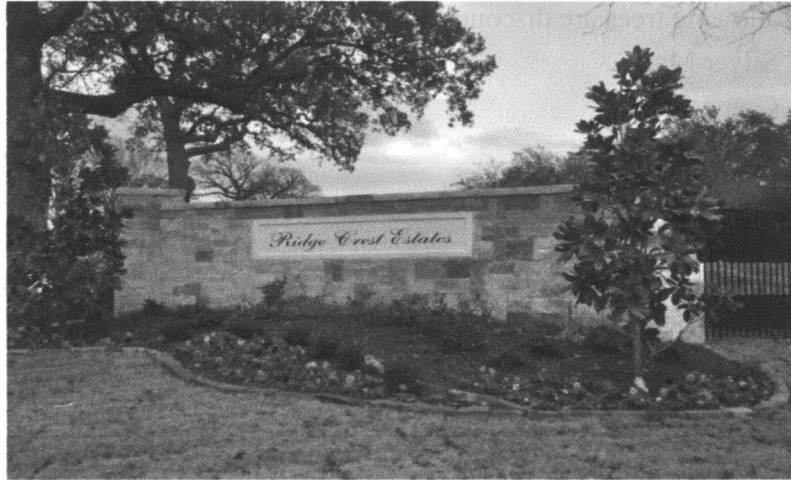
1. Street Treatments – Entry Features and Signage at Entries

a. Base Standard

Architectural features on stone monument (no brick) with landscaping and incorporated into open space area and illuminated by means other than street lights.

b. Desirable Design Attributes

Decorative iron accent panels or 2 or more different type/color of stone (can be synthetic or cultured).



2. Street Treatments – Street Name Signs

a. Base Standard

Block numbers shall be incorporated with street lighting that is coordinated throughout the subdivision.

b. Desirable Design Attributes:

None

3. Street Treatments – Pedestrian Crosswalks

a. Base Standard

All crosswalks within a Residential development are to be 8 feet wide at trail crossings with distinctive striping and buttons or similar approved by city engineer and must connect to a pedestrian sidewalk system with pedestrian ramps complying with the American with Disabilities Act, to provide a clear, continuous pedestrian and circulation system throughout a subdivision.

b. Desirable Design Attributes:

Provide 8 ft. wide, connected system of distinctive striping and buttons or similar approved by city engineer at Trail Crossing at Main Entry.

4. Pedestrian Sidewalks - Sidewalk Locations

a. Base Standard

4 feet wide concrete pedestrian sidewalks shall be located on both sides of the street, in the right-of-way of every internal street.

b. Desirable Design Attributes:

None

5. Mail Boxes

a. Base Standard

Mail boxes shall provide number plaque and brick to match the resident.

b. Desirable Design Attributes:

Same stone and brick as house exterior trim to mail boxes.

6. Pedestrian Sidewalks - Sidewalk Lighting

a. Base Standard

Decorative street lighting shall be provided along residential streets throughout all Residential Developments, providing low illumination with decorative poles with spacing ranging from 250 feet to 350 feet between lights placed on alternating sides of the street. A Street Lighting Plan must be submitted to the City Engineer for approval. The City Engineer is authorized to alter the distance requirement if needed in an effort to achieve the best lighting arrangement possible.



b. Desirable Design Attributes:

None

7. Perimeter Alleys

a. Base Standard

No Alleyways are required for the subdivision.

b. Desirable Design Attributes:

None

C. Architectural Standards – New Residential Requirements

1. Building Bulk and Articulation

a. Base Standard

In order to avoid large blank facades, variations in the elevation of residential facades facing a public street shall be provided in both the vertical and horizontal dimensions. At least 20 percent of the façade shall be offset a minimum of 1 foot either protruding from or recessed back from the remainder of the façade.

b. Desirable Design Attributes:

None

2. House Numbers

a. Base Standard

All single family residential units shall have lighted front stone wall plaque with resident address beside the main entry of the dwelling unit.

b. Desirable Design Attributes:

None

3. Exterior Façade Material

a. Base Standard

All single family residential units shall have a minimum of eighty (80) percent of the exterior facade composed of kiln-fired clay brick, rock, or masonry stucco with the balance being window boxes, gables, architectural shingle and etc., but not 20% siding, excluding windows, doors and other openings. Glazing shall not exceed twenty-five (25) percent of the front elevation of the residence. Dormers, second story walls or other elements supported by the roof structure may be composite masonry materials if approved by the Building Official as having the same durability as masonry or stone and when offset at least six (6) inches from the first floor exterior wall. Wood, vinyl siding and EIFS materials shall not be used for exterior walls.

b. Desirable Design Attributes:

None

4. Exterior Facades – Porch

a. Base Standard

Each single family residential unit shall have a combined total covered front, side or rear entry of a minimum of 120 total square feet of floor area.



b. Desirable Design Attributes:

Two or more sides of covered porches, or pitched cover incorporated into roof lines of house

5. Exterior Facades - Chimneys

a. Base Standard

Chimney flues for fireplace chimneys are to be within a chimney enclosed with masonry matching exterior walls of the residential unit and capped.

b. Desirable Design Attributes:

Fireplace chimneys shall incorporate 40 percent stone, matching the accent exterior façade materials of the house for houses with Chimneys.

6. Roofs and Roofing - Roof Pitch

a. Base Standard

All single family residential units shall have a minimum roof pitch of 8:12, with articulation, dormers or a combination of hip and gable roofing.

b. Desirable Design Attributes:

None

7. Roofs and Roofing - Roofing Materials

a. Base Standard

All single family residential units shall have architectural-grade overlap shingles, tile or standing seam metal. Wood shingles are not permitted. Plumbing vents, attic vents, and other rooftop accessories are to be painted to match the roof shingle color.

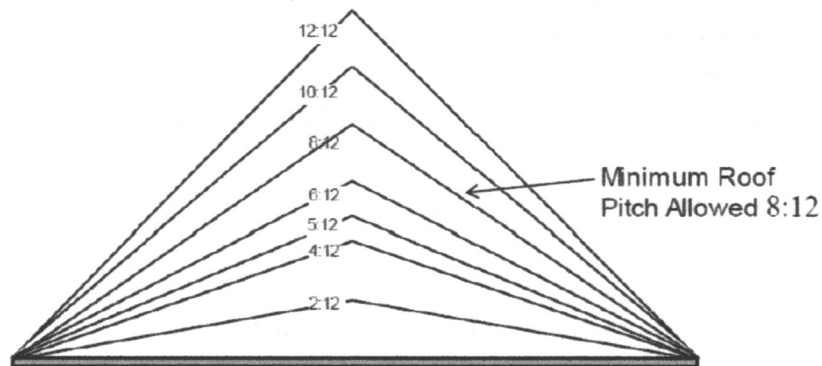
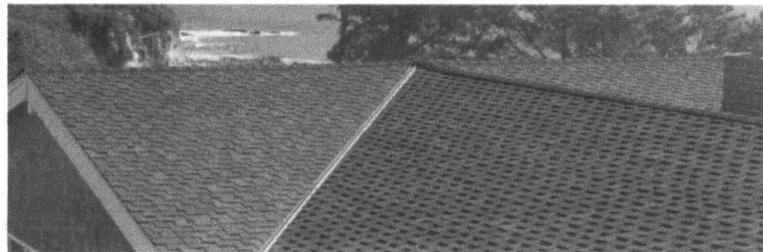
b. Desirable Design Attributes:

None

8. Roofs and Roofing - Roof Eaves

a. Base Standard

No wood fascia or soffits are permitted.



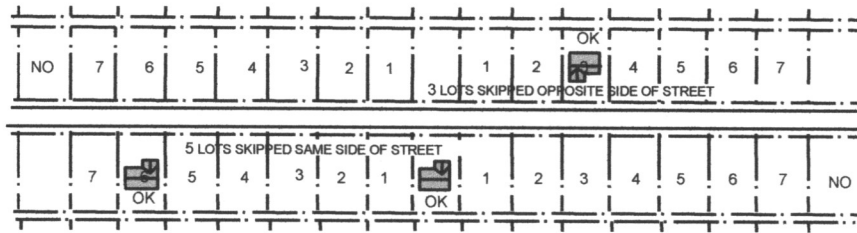
b. Desirable Design Attributes:

None

9. Repetition of Residential Unit Designs – Repetition of Floor Plan and Elevation

a. Base Standard

A minimum of five (5) platted residential lots must be skipped on the same side and three (3) lots must be skipped on the opposite side of a street before rebuilding the same single family residential unit with an identical (or nearly identical) street elevation design. The same floor plan shall not be repeated on neighboring, side by side lots or directly across the street.



Identical or nearly identical floor plan means that the layout, size and function of the rooms are essentially the same. Identical or nearly identical street elevation design means little or no variation in the articulation of the facade, height or width of facade, placement of the primary entrances, porches, number and placement of windows, and other major architectural feature. It does not mean similar colors, materials, or small details.

b. Desirable Design Attributes:

None

10. Garage Entry

a. Base Standard

Garage doors can be located on the primary street elevation of a single family residential unit with an upgraded insulated door with carriage hardware. The primary street would be the addressed street front. Garages may face the street on a corner lot side yard. Each garage shall be a minimum of 2 car garage.



b. Desirable Design Attributes:

None

11. Dwelling Size

a. Base Standard

The minimum square feet of floor space shall be (25%) of the houses 1,800 s.f. , (35%) of the houses 2,000 s.f. , (40%) of the houses 2,200 s.f. , all lots backing Alanis 2,600 s.f. measured within the outside dimensions of a residential dwelling unit including each floor level, but excluding carports, garages, and breezeways.

12. Fencing

a. Base Standard

- (1) Front yard fences (if provided) shall be permitted to a height of 4 feet maximum with minimum 50 percent transparency constructed of wood or wrought iron.
- (2) Side and rear yard fences (if provided) shall be permitted to a height of 8 feet maximum and constructed of wood with metal posts and rails to the inside.
- (3) Pressure treated wood is prohibited.
- (4) Fences shall be constructed of decorative iron next to public open space, and shall be minimum 4 ft in height.

b. Desirable Design Attributes

None

13. Landscaping

a. Base Standard

- (1) Each residential dwelling shall have sodded front, side, and rear yard with a minimum of 2 trees and 5 shrubs in front yard.
- (2) All landscaped areas must be kept in a healthy and growing condition. Any plant materials that die during a time of year where it is not feasible to replant shall be replaced as soon as possible.

b. Desirable Design Attributes

Each residential dwelling unit shall have an automated, subsurface irrigation system.

14. Outdoor Lighting

a. Base Standard

All residential dwelling units shall have an illuminated standard porch light at the front entry and drive/garage.

b. Desirable Design Attributes

III. DESIGN REGULATION CHART:

A. Land Design Requirements

| A. Land Design Requirements (In Accordance with Exhibit “P”) | | |
|---|---|---|
| ELEMENT | a. BASE STANDARD (ALL DEVELOPMENT MUST COMPLY FULLY WITH ALL LISTED BELOW) | b. DESIRABLE STANDARD (THE FOLLOWING DESIRABLES WILL BE ACHIEVED THROUGHOUT THE SUBDIVISION) |
| Public Open Space | a. Trail shall be constructed to the City’s standards. b. 6 & 8 ft. hike & bike trail and open space improvements, per Exhibit “P”. c. Provide benches per Exhibit “P”. | Single-loaded street along open space. |
| Perimeter Walkways and Landscape | Coordinate with City of Wylie | |
| Lighting and Furnishings along open space easements and trails | a. 4 Benches with backs per Exhibit “P”. b. Distinctive striping and buttons or similar approved cross-walks at street connections c. 6 ft at interior street connectors. | a. 2 Benches, 2 Picnic Tables, 1 Trash Can, 1 Tot Lot, Move the Stone Family house to the park with a 10 spot parking lot, per Exhibit “P”. b. 8 ft wide at main entry |

B. Street and Sidewalk Requirements

| B. Street and Sidewalk Requirements (For all Residential Districts) | | |
|--|---|---|
| ELEMENT | BASE STANDARD (ALL DEVELOPMENT MUST COMPLY FULLY WITH ALL LISTED BELOW) | b. DESIRABLE STANDARD (THE FOLLOWING DESIRABLES WILL BE ACHIEVED THROUGHOUT THE SUBDIVISION) |
| Entry Features and Signage at Entries | Architectural features on stone monument (no brick) with landscaping and incorporated into open space area. | Decorative iron accent panels, or 2 or more different type/color of stone (can be synthetic or cultured). |
| Street Name Signs | Including block numbers, incorporated with street lighting coordinated throughout. | |
| Pedestrian Crosswalks | Connected system distinctive striping and buttons or similar approved by city engineer per Exhibit "p". | 8 ft. wide, connected system distinctive striping and buttons or similar approved by city engineer at Trail Crossing. |
| Sidewalk Locations | 4 ft concrete, both sides of street. | |
| Mail Boxes | Mail boxes shall provide number plaque and brick to match the resident. | Stone and brick same as house exterior trim. |
| Perimeter Alleys | No alleys are required. | |

C. Architectural Requirements

| C. Architectural Requirements (For all Residential Districts) | | |
|--|--|---|
| ELEMENT | BASE STANDARD (ALL DEVELOPMENT MUST COMPLY FULLY WITH ALL LISTED BELOW) | b. DESIRABLE STANDARD (THE FOLLOWING DESIRABLES WILL BE ACHIEVED THROUGHOUT THE SUBDIVISION) |
| Building Bulk and Articulation | Minimum 20% of street façade offset minimum 1 ft. | |
| House Numbers | | |
| Exterior Façade Material | Lighted front stone wall plaque beside main entry. 80% brick or masonry stucco. | |
| Porch | 120 square feet combined total covered front entry, rear entry or side entry. | Two or more sides of covered porches, or pitched cover incorporated into roof lines of house |
| Chimneys | Chimney enclosed with masonry matching exterior walls and capped | 40% stone to match house accent material for houses with Chimneys. |
| Roof Pitch | 8:12 minimum roof pitch; with articulation, dormers or hip/gable | |
| Roof Materials | Architectural-grade overlap shingles, tile or standing seam metal, no wood shingles, Paint rooftop accessories to match | |
| Roof Eaves | No wood fascia or soffit | |
| Repetition of floor plan and elevation | 5 lots skipped on same side of street before repeating similar floor plan and elevation, 3 lots skipped opposite side of street, and no identical or flipped floor plans side by side or directly across street | |

| C. Architectural Requirements Cont. (For all Residential Districts) | | |
|---|--|---|
| ELEMENT | BASE STANDARD (ALL DEVELOPMENT MUST COMPLY FULLY WITH ALL LISTED BELOW) | b. DESIRABLE STANDARD (THE FOLLOWING DESIRABLES WILL BE ACHIEVED THROUGHOUT THE SUBDIVISION) |
| Garage entry | a. Garage doors can be located on the primary street elevation of a single family residential unit with and upgraded insulated door with carriage hardware. Garage shall be a minimum of 2 car garage. | |
| Dwelling Size | Minimum dwelling size exclusive of garages and breezeways | |
| Fencing | a. Front: 4 ft maximum height, minimum 50% transparent, wood or wrought iron. b. Side/Rear: 8 ft maximum height, wood w/ metal posts & rails to inside. c. (No pressure treated wood). d. 4 foot Decorative Iron Fence adjacent to the public open space. | |
| Landscaping | Sod front, rear, and side yards and minimum 2 trees and 5 shrubs in front yard. | Automated, subsurface irrigation system |
| Outdoor Lighting | Front entry and drive/garage illuminated by standard porch light | Front façade and drive/garage shall be illuminated by coach lights on each side of the garage and front and side yard activity area illuminated and wired to the interior of the house. |
| Conservation/Sustainability | Complies with Energy component of Building Code | |

Front façade and drive/garage shall be illuminated by coach lights on each side of the garage and front yard activity area illuminated and wired to the interior of the house.

15. Conservation/Sustainability

a. Base Standard

Each residential dwelling unit must comply with the Energy component of the Building Code.

b. Desirable Design Attributes

None



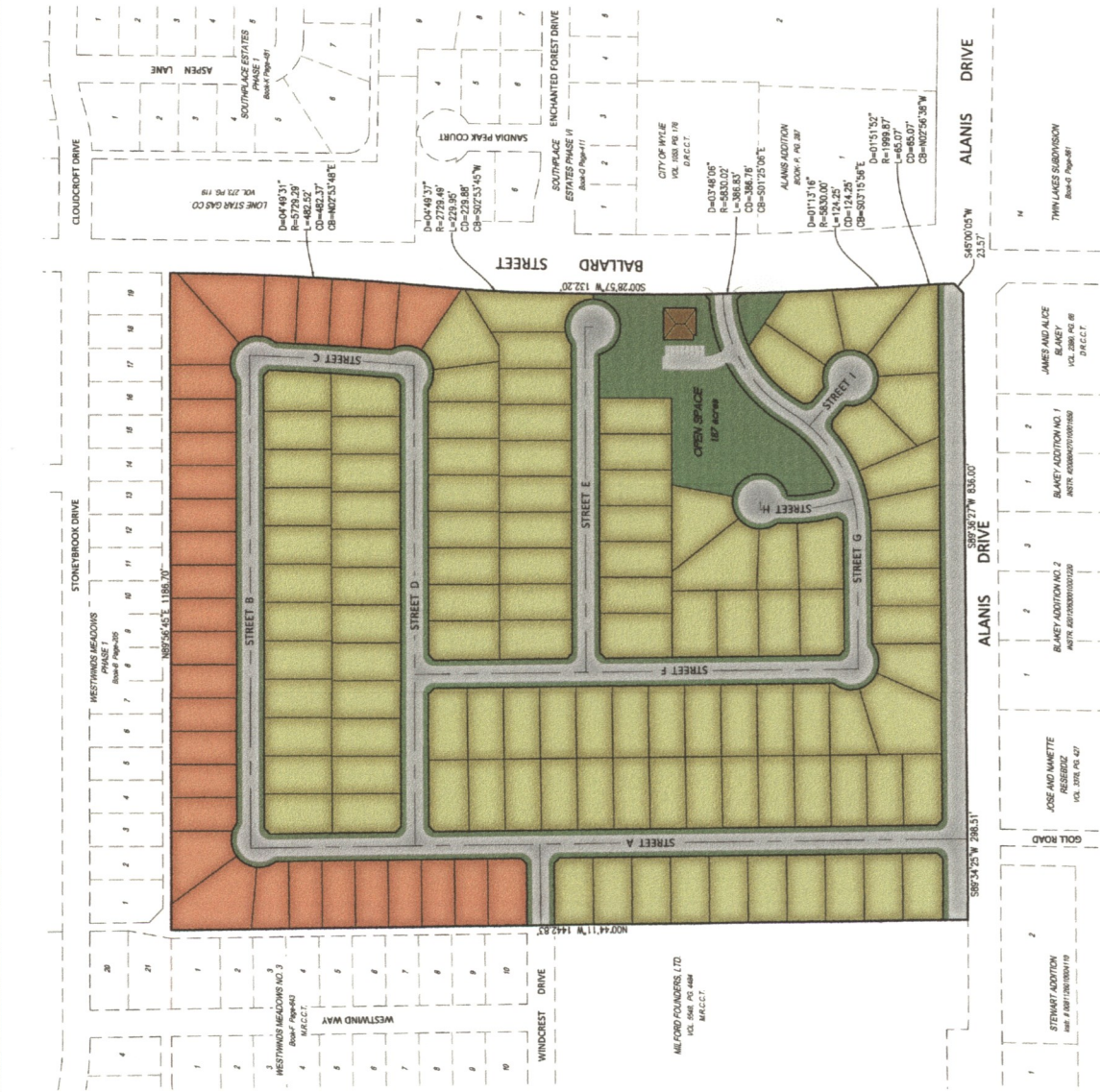
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EXHIBIT C
OF
STONE RANCH

OUT OF THE
E.C. DAVIDSON SURVEY, ABSTRACT NO. 267
IN THE
CITY OF WYLIE, COLIN COUNTY, TX

OWNERS
CHALOTTE A. STOECKLE
P.O. Box 449, MOUNTVILLE, PA. 17554

DOUGLAS PROPERTIES, INC.
2309 K AVENUE, SUITE 100 PLANO, TX 75074

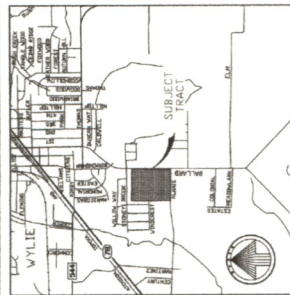
972-422-1658
ENGINEER/SURVEYOR

Westwood

Phone (314) 479-6649
Fax (888) 637-6150
www.enrads.com

Shutterstock Professional Services, Inc.
www.Shutterstock.com Member: 450724329

38.116 ACRES 01-22-2015 #0005137

VICINITY MAP
NTS

W.T.S.

| | LEGAL DESCRIPTION |
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| 96. | 0.0000 |
| 97. | 0.0000 |
| 98. | 0.0000 |
| 99. | 0.0000 |
| 100. | 0.0000 |

Having a 30.116 acre tract of land situated in the E. C. Davidson Survey No. 287, in the City of Wylie, Gulin County, Texas, and being the remainder of a tract of land conveyed to Charlotte A. Stancina as evidenced in Affidavit of Facts concerning the identity of heirs recorded in instrument J012077000081093, Official Public Records Gulin County, Texas

[illegible]

Many solid rows to the right are distances of 483.52 feet to a 5/8" hole two feet red with yellow plastic cap stamped "KINETROD 94" and for control and the lengthening of a row to the left within a vertical column of 63 distances 30 inches apart. A row of 18 distances of 385.50 feet and a long clear that two hours 52 minutes 46 seconds a distance of 238.68 feet.

Many solid rows to the left are distances of 129.65 feet to a 5/8" hole two feet red with yellow plastic cap stamped "KINETROD 94" and for control and the lengthening of a row to the left within a vertical column of 63 distances 30 inches apart. A row of 18 distances of 385.50 feet and a long clear that two hours 52 minutes 46 seconds a distance of 238.68 feet.

[illegible][illegible][illegible]

EXHIBIT P

STONE RANCH

OUT OF THE
E.C. DAVIDSON SURVEY, ABSTRACT NO. 267
IN THE
CITY OF WILFIE, COLIN COUNTY, TX

OWNER

OWNER
CHALOTTE A. STOECKLE
P.O. BOX 449, MOUNTVILLE, PA. 17554

DEVELOPER

DOUGLAS PROPERTIES, INC.
2309 K AVENUE, SUITE 100 PLANO, TX 75074
972-422-1658

972422-1009
ENGINEER/SURVEYOR

post-1970

Westwood

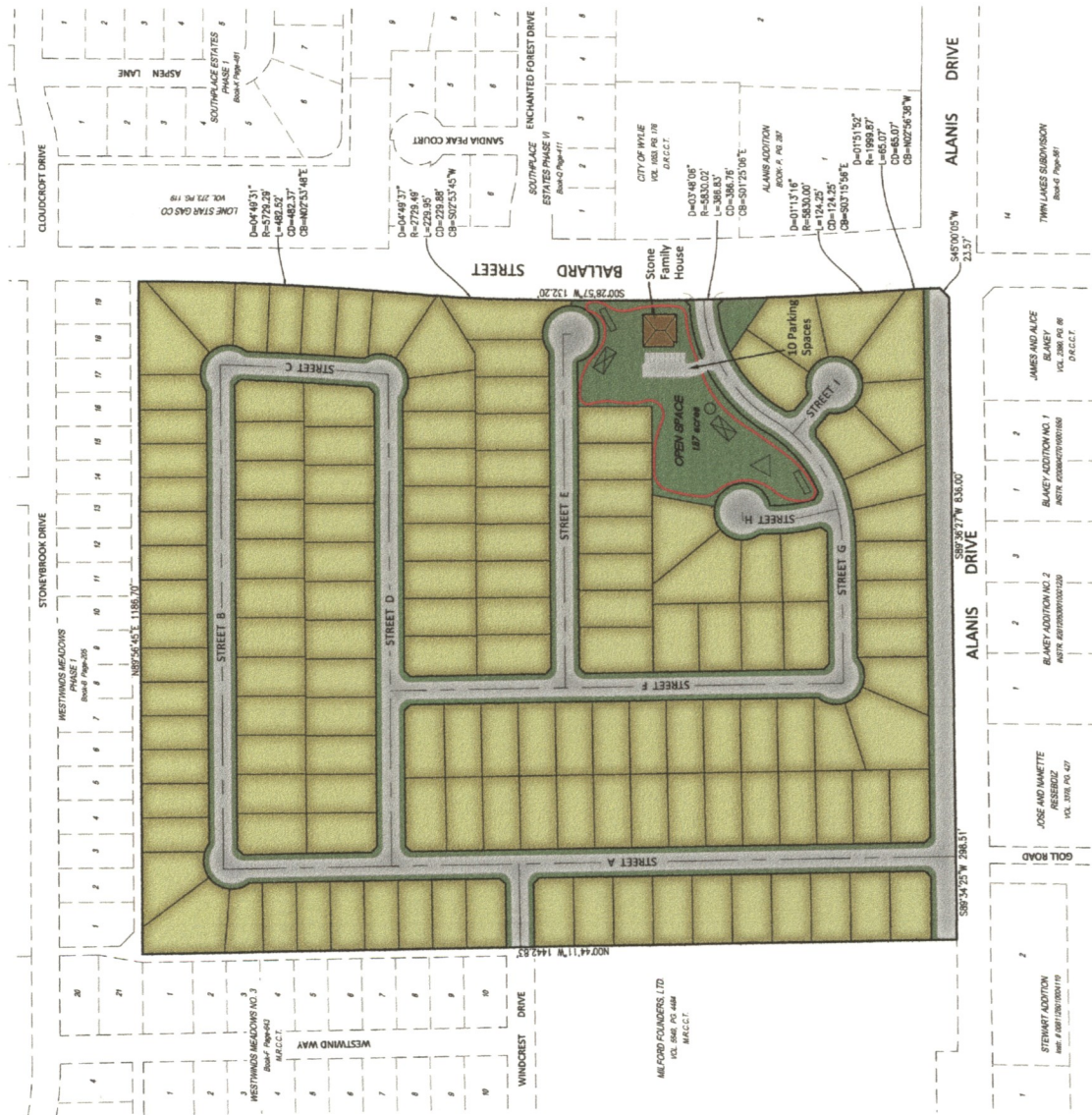
Phone (814) 475-4540
Toll Free (800) 833-6444

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Multiwood Professional Services, Inc.
Survey Firm Number: 90874309

38.116 A

38.116 ACRES 1-22-2015 #0005137



OPEN SPACE = 1.94 ACRES

HIKE & BIKE TRAIL

△ DENOTES PLAYGROUND AREA) - 1

□ DENOTES PARK BENCH) - 2

☒ DENOTES PICNIC TABLE) - 2

O DENOTES TRASH RECEPTACLES)

EXACT LOCATION OF THE HIKE & BIKE TRAIL TO BE DETERMINED

BY THE DEVELOPER AND CITY OF WYLLIE
